






## Ashford, 45 Duff Street

### Tidy Cottage in Rural Village

- Weatherboard cottage freshly painted in and out
- 3 bedrooms, 1 with BIR and 2 with ceiling fans
- Classic cottage charm including 10' ceilings and polished boards
- Open plan living area with wood heater and split air conditioning
- Appealing sunroom with French windows and doors
- Original kitchen with Canberra wood stove and electric stove
- Main bathroom with shower, toilet and bath
- 2nd bathroom in laundry
- Covered verandahs
- Approx 6.6kw of solar
- Single timber garage with storage shed
- Outdoor toilet
- Fully fenced block
- Includes 2 x 20ft shipping containers with carport

3  2  2 

**For Sale**  
\$350,000

**View**  
By Appointment

**Contact**  
**Sean Taylor**  
0409 666 854  
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**LJ Hooker Inverell**  
**(02) 6721 0215**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Mains water and sewer
- Approx 60 km North of Inverell

For further information or to schedule a viewing, contact Sean Taylor 0409 666 854.

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## More About this Property

<b>Property ID</b>	Q0SH8U
<b>Property Type</b>	House
<b>Land Area</b>	2600 m2
<b>Including</b>	Toilets (3)

**Sean Taylor 0409 666 854**  
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